



Address: [3166 KINGSWOOD CT](#)
City: MANSFIELD
Georeference: 47163G-10-22
Subdivision: WILLOWSTONE ESTATES-MANSFIELD
Neighborhood Code: 1M020L

Latitude: 32.609873567
Longitude: -97.1330496975
TAD Map: 2108-340
MAPSCO: TAR-110X



This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: WILLOWSTONE ESTATES-MANSFIELD Block 10 Lot 22

Jurisdictions:

- CITY OF MANSFIELD (017)
- TARRANT COUNTY (220)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- MANSFIELD ISD (908)

State Code: A

Year Built: 2003

Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)

Protest Deadline Date: 5/15/2025

Site Number: 40131262

Site Name: WILLOWSTONE ESTATES-MANSFIELD-10-22

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,481

Percent Complete: 100%

Land Sqft^{*}: 8,710

Land Acres^{*}: 0.1999

Pool: N

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION



Current Owner:
COMBS BRANDI L
Primary Owner Address:
3166 KINGSWOOD CT
MANSFIELD, TX 76063-7545

Deed Date: 12/6/2008
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D208460139](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
COMBS BRANDI;COMBS SHALONDA RAMSE	3/26/2004	D204200636	0000000	0000000
LENNAR HOMES TEXAS LAND & CONS	3/25/2004	D204200635	0000000	0000000
LENNAR HOMES TEXAS LAND & CONS	1/1/2002	0000000000000000	0000000	0000000

VALUES

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. [Tarrant County Tax Office Account Information](#).

Year	Improvement Market	Land Market	Total Market	Total Appraised ⁺
2025	\$0	\$0	\$0	\$0
2024	\$268,683	\$65,000	\$333,683	\$333,683
2023	\$327,655	\$65,000	\$392,655	\$316,570
2022	\$257,177	\$55,000	\$312,177	\$287,791
2021	\$206,628	\$55,000	\$261,628	\$261,628
2020	\$206,628	\$55,000	\$261,628	\$261,628

Pending indicates that the property record has not yet been completed for the indicated tax year.

+ Appraised value may be less than market value due to state-mandated limitations of value increases.

EXEMPTIONS / SPECIAL APPRAISAL

- HOMESTEAD GENERAL 11.13(b)

Per Texas Property Tax Code Section 25.027, this website does not include exemption information indicating that a property owner is 65 years of age or older for unauthorized individuals.